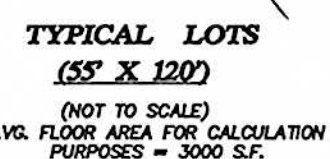
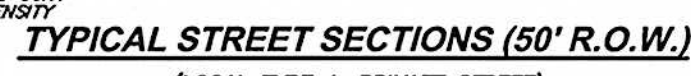




1. MAJOR DRAIN EASEMENTS WILL BE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION AS GREENBELTS. DRAINAGE FACILITIES FROM STREETS ARE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
2. STREETS ARE PRIVATE, LOCAL TYPE "A" WITH 50' R.O.W. AND 30' SIDEWALKS.
3. SANITARY SEWER LINE SHALL BE LOCATED UNDER THE SANITARY SEWER MAIN UNDER THE SANITARY SEWER MAIN.
4. SANITARY SEWER SYSTEM TO BE DEDICATED TO THE SAN ANTONIO WATER SYSTEM.
5. SANITARY SEWER SYSTEM TO BE DEDICATED TO SAN ANTONIO WATER SYSTEM.
6. ALL CORNER LOTS SHALL COMPLY WITH THE CLEAR VISION AREA AS REQUIRED BY SEC 359-3339.
7. PROPERTY IS OUTSIDE THE EDWARDS AQUIFER RECHARGE ZONE.
8. PROPERTY IS OUTSIDE THE CITY LIMITS AND LOCATED WITHIN THE ETJ THEREFORE IT IS NOT SUBJECT TO ZONING RESTRICTIONS.
9. TRAFFIC IMPACT ANALYSIS (TIA) FOR THIS PROPERTY WAS PREPARED BY MAFS - DAWSON.
10. SIDEWALKS TO BE INSTALLED PER UDC ARTICLE 5, DIVISION 2335-506(0).



NOTE: WILDERNESS OAKS WITHIN THE LIMITS OF THE DEVELOPMENT SHALL BE DEDICATED AND IMPROVED WITH THIS SUBDIVISION.



(LOCAL TYPE A, PRIVATE STREET)  
N.T.S.




**ENVIRONMENTAL RECOMMENDATIONS:**

1. THAT THE CAVE 5-410 AS DESIGNATED IN THE GEOLOGIC ASSESSMENT FOR THIS PROJECT SHALL REMAIN OPEN WITH A BUFFER ZONE DESIGNED PER THE CRITERIA CONTAINED IN THE SEC 34-920(b) OF ORDINANCE NO. 81491 OR OTHER APPROVED CRITERIA. THE CALCULATIONS FOR DETERMINING THE BUFFER ZONE AROUND THE CAVE SHALL BE SUBMITTED TO AND APPROVED BY SAWS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE BUFFER MAY BE MODIFIED BY HAVING THE CAVE SURROUNDED BY A GREENBELT AND/OR CONSERVATION EASEMENT AS PART OF THE DRAINAGE EASEMENT. THE OPENING OF THE CAVE SHALL BE GRATED TO PREVENT UNAUTHORIZED ENTRANCE AND TO PROVIDE A DEGREE OF SAFETY.
2. PRIOR TO THE RELEASE OF ANY BUILDING PERMITS FOR ADDITIONAL DEVELOPMENTS, THE FOLLOWING SHALL BE SUBMITTED TO THE AQUIFER STUDIES DIVISION OF THE SAN ANTONIO WATER SYSTEM:
  - A. A WATER POLLUTION ABATEMENT PLAN SHALL BE SUBMITTED FOR EACH PARTICULAR DEVELOPMENT/USE WITHIN THE AREA BEING REZONING.
  - B. A SET OF SITE SPECIFIC PLANS WHICH MUST HAVE A SIGNED ENGINEERS SEAL FROM THE STATE OF TEXAS.
  - C. A LETTER FROM THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY APPROVING EACH WATER POLLUTION ABATEMENT PLAN.
  - D. A COPY OF THE APPROVED WATER POLLUTION ABATEMENT PLAN.
3. ANY AREAS PLATTED AS DRAINAGE RIGHT-OF-WAYS ARE TO BE KEPT IN A VEGETATED CONDITION.
4. ONLY A MINIMAL AMOUNT OF PESTICIDES, HERBICIDES, OR FERTILIZERS NEEDED FOR LANDSCAPE MAINTENANCE SHALL BE USED. LANDSCAPED AREAS SHALL BE SENSITIVE TO MINIMIZING WATER NEEDS (i.e. USE OF NATIVE PLANTS).
5. THE STORAGE, HANDLING, USE AND DISPOSAL OF ALL OVER THE COUNTER HAZARDOUS MATERIALS WITHIN THIS DEVELOPMENT SHALL BE CONSISTENT WITH THE LABELING OF THOSE MATERIALS. FAILURE TO COMPLY WITH THE LABEL WARNINGS MAY CONSTITUTE A VIOLATION OF FEDERAL LAW.
6. THE CITY OF SAN ANTONIO SHALL INSPECT ALL FUTURE CONSTRUCTION OF SERVICE LATERALS AND SEWER MAINS FOR PROPER CONSTRUCTION ACCORDING TO STATE AND CITY REGULATIONS AND CODES.
7. IF ANY SOLUTION OPENINGS, CAVES, SINKHOLES, OR WELLS ARE FOUND DURING EXCAVATION, CONSTRUCTION, OR BLASTING, THE DEVELOPER SHALL NOTIFY THE COMMISSION ON ENVIRONMENTAL QUALITY AT (210) 490-3096 AND THE AQUIFER STUDIES DIVISION OF THE SAN ANTONIO WATER SYSTEM AT (210) 233-3516.

© **S-410** *FEATURE S-410 IS A CAVE WITH AN ENTRANCE 6.6' LONG, 2.4' WIDE, AND 8.3' DEEP.*

Revision to P. U.D. # 04-013A

APPROVED:   
Director of Development Service  
City of San Antonio  
10/30/06  
Date

**MESA DEL NORTE  
OPEN AREA CALCULATIONS**

Description	UNIT-1	UNIT-2	UNIT-3 & REC CTR	UNIT-4	Total
No. of Lots	85	53	73	66	277
Gross Area (AC)	26.54	12.60	17.77	15.76	72.67
Building Coverage (AC)	5.85	3.65	5.03	4.55	19.08
Other Coverages (AC)					
a. Streets & Sidewalks	3.93	2.53	3.40	2.85	12.71
b. Driveway	1.17	0.73	1.01	0.91	3.82
c. Drain	---	---	---	---	---
Total Coverages (AC)	10.95	6.91	9.43	8.30	35.60
Open Spaces (AC)					
a. Greenbelts	8.91	0.39	2.55	0.81	12.66
b. Residential Lots	6.68	5.30	5.79	6.65	24.41
Total Open Space (AC)	15.59	5.69	8.34	7.46	37.07

$$\text{Open Space Ratio} = \frac{37.07}{72.67} \times 100 = 51.01\%$$

$$\text{Density} = \frac{277}{72.67} = 3.81 \text{ lot/ac}$$

## MESA DEL NORTE

## PLANNED UNIT DEVELOPMENT

**OCTOBER, 2006**

**PLAN AMENDMENT 04-013A**

**JOB NO. 5881-05**

A 72.67 ACRE TRACT OF LAND OUT OF A 278.8 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 9140, PAGES 1671-1718 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, AND OUT OF THE B. STAFFEL SURVEY NO. 4, ABSTRACT 945, COUNTY BLOCK 4929, AND THE ADAMS, BEATY & MOULTON SURVEY NO. 5, ABSTRACT 38, COUNTY BLOCK 4930 OF BEXAR COUNTY, TEXAS.

**OWNER/DEVELOPER:** MESA CANYON SPRINGS, LTD.  
1210 ARION PARKWAY  
SAN ANTONIO, TEXAS 78216  
TEL: (210) 497-3385

SANITARY SEWER: SAN ANTONIO WATER SYSTEM  
WATER: SAN ANTONIO WATER SYSTEM  
ELECTRIC: CITY PUBLIC SERVICE  
TELEPHONE: SOUTHWESTERN BELL TELEPHONE

10-30-06P12:00 RCVD

**OCTOBER, 2006**

**THIS PLAN AMENDS THE PREVIOUSLY  
APPROVED P.U.D. NO. 04-013, APPROVED BY  
PLANNING COMMISSION ON 7/14/04.**

## REASONS FOR AMENDMENT

1. UNIT-3 HAS A REDUCTION IN THE NUMBER OF LOTS FROM 77 TO 73.
2. UNIT-4 STREETS WERE RECONFIGURED.
3. PARK AREA HAS BE DELINEATED WITHIN UNIT-3.

**PAPE-DAWSON ENGINEERS**

555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000  
FAX: 210.375.9010

Date: Oct 27, 2006, 3:18pm User ID: RBidana  
File: P:\58\81\00\DESIGN\CIVL\PUD588105.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.





# City of San Antonio

Department of Development Services

**TO:** Alfonso Chua, P.E.

**DATE:** October 30, 2006

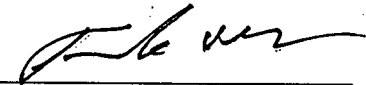
**ADDRESS:** 555 East Ramsey  
San Antonio, Texas 78216

**FROM:** Michael O. Herrera, Special Projects Coordinator

**COPIES TO:** File

**SUBJECT:** PUD# 04-013A, Mesa Del Norte (Amendment)

The plat or plan referenced above was considered by the ☐ Planning Commission

  
☒ Interim Assistant Director  
Fernando J. Deleon, P.E.

The following action was taken:

☐ APPROVED  
☒ APPROVED WITH CONDITIONS  
☐ DENIED

A plat will not be recorded pending site improvements, the required guarantee is posted or payment of impact fees are paid (or filed).

## CONDITIONS OF APPROVAL:

The dedicatory instrument(s) (Legal Instrument) for common areas and facilities must be approved by the City Attorney as to legal form prior to any plat recordation and shall be recorded at the same time as the plat. UDC 35-344(i)

**DSD – Traffic Impact Analysis & Streets** states that development shall comply with the following:

- Traffic calming will be required for streets that exceed 1,200 linear feet.